

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 17, 2002**

**3. ZONING BY-LAW AMENDMENT FILE Z.02.045  
DRAFT PLAN OF SUBDIVISION FILE 19T-02V01  
OLGA WAYDA  
PRELIMINARY REPORT**

**P.2002.46**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment File Z.02.045 and Draft Plan of Subdivision File 19T-02V01 (Olga Wayda) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 21, 2002, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a residential development of 41 detached lots, with frontages ranging from 10.97 m to 14.6 m. The plan also contains a stormwater channel and part of blocks for a neighbourhood park and elementary school site.

**Background - Analysis and Options**

The site is located on the east side of Weston Road, south of Major Mackenzie Drive, (9831 Weston Road), in Lot 19, Concession 5, City of Vaughan. The 4.043 ha site has 91.44 m of frontage on Weston Road. The surrounding land uses are:

- North - proposed residential, park (A Agricultural Zone, OS2 Open Space Park Zone)
- South - detached residential (RV4(W) Residential Urban Village Zone Four (Wide Shallow))
- East - detached residential (RV4(W) Residential Urban Village Zone Four (Wide Shallow))
- West - Weston Road; future residential (A Agricultural Zone)

The lands are designated "Medium Density Residential/Commercial", "Low Density Residential" and "Stream Corridor" by OPA #600, and are within Vellore Urban Village 1. The lands are zoned A Agricultural Zone by By-law 1-88.

On May 24, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Vellore Village Ratepayers Association and the Vellore Woods Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the proposed detached residential development conforms to the land use policies of the Official Plan; conformity with all other policies, such as density, will be determined during the review;
- the applicant is not a participant in the Block 32 West Plan; the layout and fit with surrounding plans of subdivision will be verified;

- comments from the Toronto and Region Conservation Authority are required regarding the storm channel; and,
- the subject lands are within the Passer Waste Disposal Assessment Area, as identified by OPA 600; accordingly an Environmental Site Assessment report must be submitted and reviewed in accordance the City's Policy on Contaminated or Potentially Contaminated Sites, prior to the consideration of a technical report.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the environmental reports must be reviewed prior to the preparation of a technical report.

### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

### **Report prepared by:**

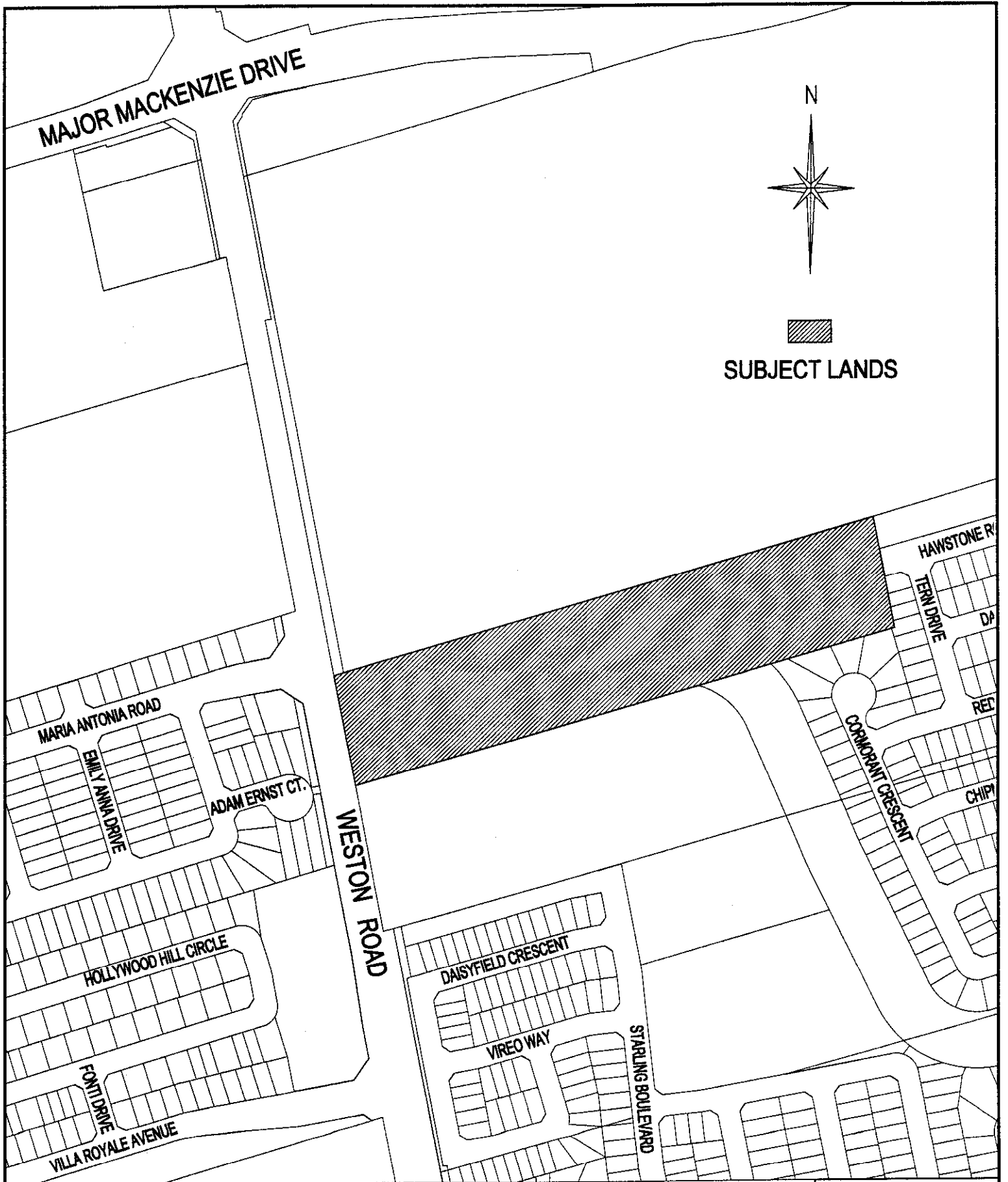
Todd Coles, Planner, ext. 8634  
Art Tikiryman, Senior Planner, ext. 8212  
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

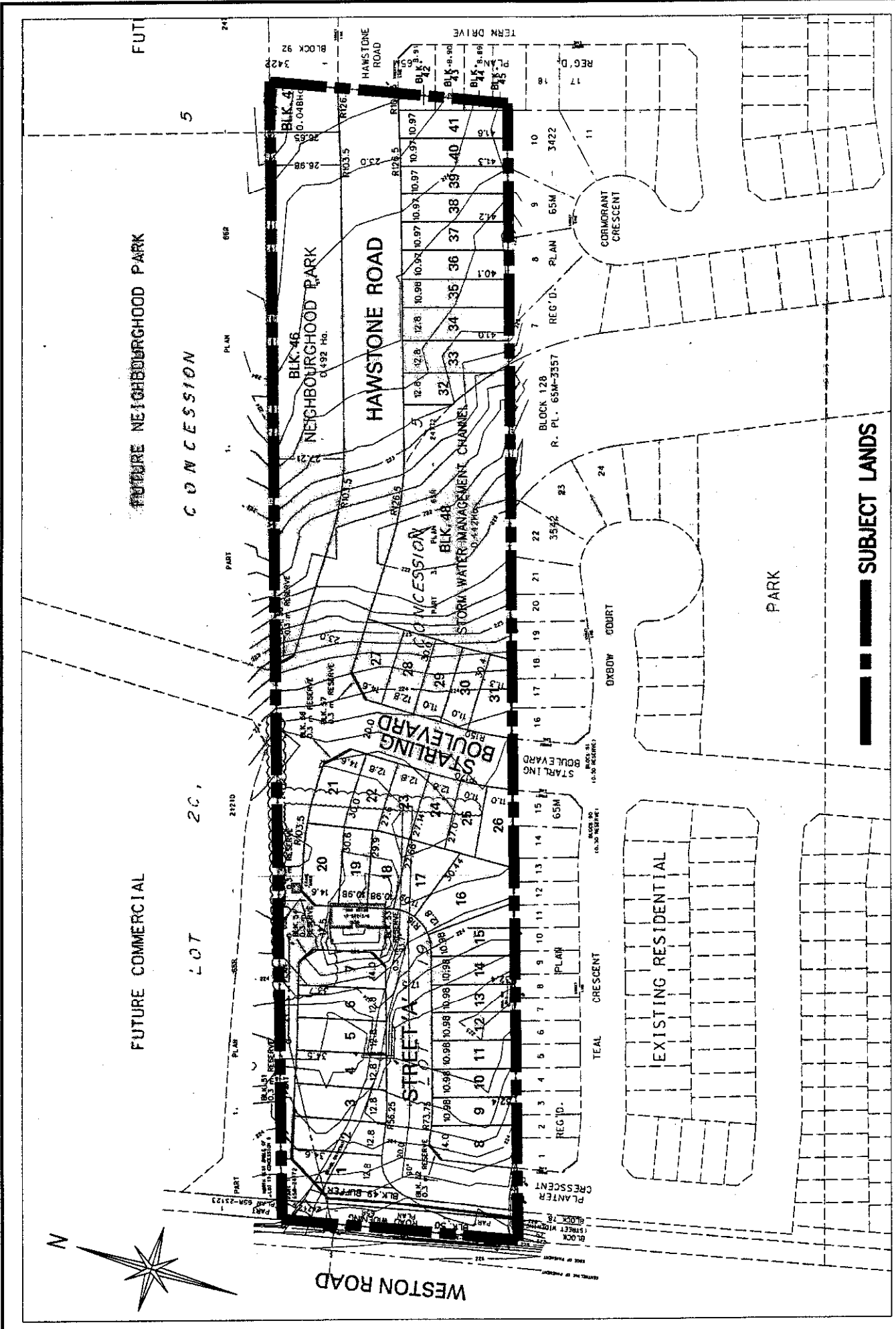
JOANNE R. ARBOUR  
Director of Community Planning

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**ATTACHMENT '1'  
LOCATION MAP**

FILE #:	REPORT #:	DATE:	05/23/2002
19T-02V01 Z.02.045	LOCATION: PART OF LOT 19, CON. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: OLGA WAYDA
		SCALE:	NOT TO SCALE



<p><b>ATTACHMENT '2'</b>  <b>DRAFT PLAN OF SUBDIVISION</b></p>		<p>FILE #:          19T-02V01          Z.02.045</p>	<p>REPORT #:          LOCATION:          PART OF LOT 19,          CONCESSION 5</p>	<p>APPLICANT:          CITY OF VAUGHAN          PLANNING DEPARTMENT          OLGA WAYDA</p>	<p>DATE: 05/23/2002          SCALE: NOT TO SCALE</p>
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